

Chapter 19-08  
Rules and Regulations of the  
Department of Development and Environmental Services

Adjusting Boundary Lines

Effective Date: May 4, 1999 (Emergency)  
August 2, 1999

Sections:

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- 19-08-003 Requirements and Limitations for Adjusting  
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**19-08-001 Purpose.** A. It is the purpose of these rules to implement the provisions of K.C.C. chapter 19.08 and to further clarify requirements and limitations for adjusting boundary lines.

1. A boundary line adjustment (BLA) is exempt from Washington State and King County subdivision requirements and as such is appropriately applied only to effect minor changes to existing property lines or to consolidate existing lots.

2. A BLA shall not be applied to significantly rearrange building sites or original lot patterns.

3. A BLA shall not be applied where state or county regulations provide for the replat, alteration, or vacation of a short subdivision or subdivision.

4. Nothing in these rules is intended to limit resolution of boundary disputes as provided in RCW 58.04.007, or boundary line corrections as provided in K.C.C. 19.08.113.

**19-08-002 Definitions.**

A. Building site. "Building site" means a site that conforms to King County regulations governing land use and development as provided in K.C.C. 19.08.112, including: zoning and use provisions; dimensional standards; minimum lot area for construction; minimum lot width; shoreline

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master program provisions; sensitive area provisions; health and safety provisions; and title encumbrances.

B. Department. "Department" means the Department of Development and Environmental Services of King County.

C. Land surveyor. "Land surveyor" means an individual licensed as a land surveyor pursuant to chapter 18.43 RCW.

D. Parent parcel. "Parent parcel" means each existing and officially-recognized separate lot or tract within the perimeter of a proposed BLA.

**19-08-003 Requirements and Limitations for Adjusting**

**Boundary Lines.** A. A BLA shall not result in the creation of any additional lots or building sites or the relocation of entire lots or building sites from one parent parcel into another parent parcel.

B. A BLA shall not be inconsistent with any restrictions or conditions of approval for a previously platted or short-platted property. Changes to restrictions or conditions of approval are appropriately achieved by the alteration process, as provided in K.C.C. Title 19.

C. Where a proposed BLA includes lots within two or more zoning classifications the BLA shall not increase density above either the existing density or base density, whichever is greater, in each affected zone.

D. A BLA shall not increase the nonconformance of the lots involved in the BLA, unless the BLA is for the sole purpose of correcting a physical encroachment.

E. All persons having an ownership interest in any lot involved in a proposed BLA shall sign the BLA application prior to submittal and the final BLA site plan prior to recording.

F. The final BLA site plan shall be prepared by a land surveyor and in accordance with the guidelines of Washington Administrative Code (WAC) chapter 332-130.

G. A current title insurance certificate for each lot involved in a proposed BLA shall be submitted to the Department with a BLA application. An updated certificate shall be submitted to the Department not more than 30 days prior to recording an approved BLA.

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19-04-004 Severability. If a provision of the rules contained herein or its applicability to any person or circumstance is held invalid, the remainder of the provisions of these rules or the application of the provision to other persons or circumstances shall not be affected.